



Agenda Item Number: 2005-9-9C

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: September 13, 2005

Department: Public Safety **Staff Contact:** John Dantis, Deputy County Manager of Public Safety
Irene Serna, CIP Manager

TITLE: Purchase of Property located in Tijeras, New Mexico

ACTION: Motion to approve the purchase of six acres of land within the Canon De Carnue Grant of Tijeras, Bernalillo County, New Mexico.

SUMMARY:

The County seeks approval from the Board for the purchase of a 6.1320 acre tract of land located in the township of Tijeras, NM for the construction of a co-located sheriff's substation and fire station that will replace existing facilities.

The property, accessible from the Tijeras off ramp of I-40, is located south of the Village of Tijeras with easy access to State Hwy 337. The site is zoned R-1 and IM-3 for residential and commercial/business use. The market value appraisal by Martin J. Molloy Real Estate Appraiser & Planning Consultant, dated July 7, 2000 estimated the value of the property at \$415,250. The current listing for the property is \$475,000. The County's purchase price for the property is \$302,500. A comparable market analysis was conducted by the County's Appraiser regarding recent sales of property in the area. It was concluded the list price for the property is well below market value.

In addition, an environmental inspection in December 2002 by *NESCO- New Mexico Inc.* concluded that there was no evidence of contamination or hazardous material that would impact the site. A review of the NESCO assessment was conducted by Robert J. Garcia, Bernalillo County Environmental Specialist, who supported the findings as reported by NESCO.

ATTACHMENT:

1. Purchase Agreement

FISCAL IMPACT

Funding is currently available in the Public Safety Bond

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

Staff has negotiated an agreement to purchase this six acre site that will be used for a future co-located East Mountain Area Sheriff's Substation and fire station. Staff will begin the planning stages of this facility upon Board approval of this land purchase. I recommend Board approval.
TL 9/7/2005

DEPUTY COUNTY MANAGER FOR PUBLIC SAFETY DIVISION

The current East Mountain Substation for the Bernalillo County Sheriff's Department is substantially inadequate. In addition, this purchase allows for the future co-location of both activities. Bernalillo County will be seeking G.O. Bonds and legislative funds to complete these projects. I recommend approval of this item. Jdantis 9/6/2005

LEGAL

Real Estate Purchase Agreement between the County of Bernalillo and Mary B. Sanchez approved as to form. JSL 09/07/05

FINANCE

Budget	If approved, sufficient funding for the purchase is currently available in the 2002 Public Safety Bond for Station 10 Addition, line item BC42-578308-02SH. Nona Lane, Accounting Officer 9/7/05
Purchasing	No comments necessary. Bob Henderson, Senior Buyer 9/7/05
Risk Management	No comment required for purchase of land. David A. Baca, Risk Management 9/6/05

SUPPLEMENTAL SHEET

Motion to approve the purchase of property within the Canon De Carnue Grant of Tijeras, Bernalillo County, New Mexico, was approved by the Board of County Commissioners at the September 13, 2005 meeting.

Approved as to Form:

BOARD OF COUNTY COMMISSIONERS:

County Attorney

Date: _____

Alan B. Armijo, Chair

E. Tim Cummins, Vice Chair

Teresa L. Cordova, Member

Deanna Archuleta-Loeser, Member

Michael Brasher, Member

ATTEST:

Mary E. Herrera, County Clerk

Date: _____